

Submitted March 23, 2011

Approved As of

Date March 23, 2011

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 4-2011  
Wednesday, February 23, 2011**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, February 23, 2011.

**PRESENT**  
**John Tyner, Chair**  
**Jerry Callistein**  
**Don Hadley**  
**David Hill**  
**Kate Ostell**  
**Dion Trahan**

**Absent:** None.

**Present:** Bridget Donnell Newton, Council Liaison  
Susan Swift, Director of CPDS  
Andrew Gunning, Assistant Director of CPDS  
Jim Wasilak, Chief of Planning  
Marcy Waxman, Senior Assistant City Attorney  
David Levy, Chief, Long-Range Planning  
Bobby Ray, Principal Planner  
Margaret Hall, Planner II  
Manisha Tewari, Planner II  
Mary Fertig, Public Works  
Tyler Tansing, Commission Secretary

**RECOMMENDATION TO MAYOR AND COUNCIL**

**Annexation Plan for Annexation ANX2011-00141, Mayor and Council of Rockville - For preliminary review of an annexation plan to annex 10 parcels located at 5611 Halpine Road; 5620, 5622, 5624, 5627 and 5629 Pier Drive; 12900, 12902, 12904 and 12906 Twinbrook Parkway, to be placed in the R-60 Zone.**

Ms. Tewari presented the staff report.

Questions from the Commission:

1. There are four properties (Lots 7, 8, 9 and 20) that are not being annexed into the City. Ms. Tewari replied that those properties are not connected to the City boundaries because they do not meet the Annexation requirements of the State legislation. The property owners must come in on their own to request annexation.
2. Commissioner Hill pointed out the wording in the Twinbrook Neighborhood Plan, pg. 26, "Residential properties that straddle the City boundary line should be invited to annex the County portion of the City". Commissioner Hill pointed out that the word "invited" troubled him because the City is not really inviting properties into the City; the City is annexing those properties into the City. Commissioner Hill further discussed his concern.
3. What are the residential uses on those selected properties to be annexed.
4. What government entities are responsible for removing snow and garbage on Pier Dr and Twinbrook Parkway?

Commissioner Trahan moved, seconded by Commissioner Callisten and referencing pg. 26 of the Twinbrook Neighborhood Plan, under Residential Zoned Areas to recommend approval of the annexation plan. The motion passed on a vote of 6-0.

## REVIEW AND ACTION

**Level 2 Site Plan STP2010-00045, Fireside Park Apartments - For approval of a Level 2 site plan to allow construction of a two-story, 3,001 square foot leasing office and community building for the existing Fireside Park apartment community in the RMD-25 Zone at 701 Monroe Street.**

Ms. Hall presented the staff report.

Nancy Regelin, Attorney representing the applicant, presented the request.

The Commission expressed concerns regarding the location of the new building; water and sewer issues; whether there is adequate fire access to internal buildings; why is the building design different from the existing buildings; would there be public accessible art on site; what activities will be in the new business center; does the community have rules about parking and do they relate to commercial vehicles; is there parking overflow onto the public streets; has parking been accommodated for the new addition; and, whether this addition is in agreement with the community's neighborhood plan.

Commissioner Ostell moved, seconded by Commissioner Hill to approve Level 2 Site Plan STP2010-00045, Fireside Park Apartments per staff recommendations and findings. The motion

passed on a vote of 6-0.

**Final Record Plat PLT2011-00508, Gutschick, Little and Weber - For approval of a Final Record Plat to create a record lot of 114,744 square feet (2.6342 acres) and an outlot of 1,650 square feet (.0379 acres) in the MXCD Zone at 718 Rockville Pike.**

Ms. Hall presented the staff report.

Mr. Weber presented the applicant's request and stated that he accepts the conditions in the staff report.

Commissioner Hill moved, seconded by Commissioner Ostell to approve Final Record Plat PLT2011-00508, Gutschick, Little and Weber per staff recommendations. The motion passed on a vote of 6-0.

**Waiver Request, Archstone New Development Holdings, LP - for a waiver of the Adequate Public Facilities Ordinance (APFO) requirements for school capacity, pursuant to Section II.C. of the adopted Adequate Public Facilities Standards (APFS), related to conversion of a suites hotel to senior housing in the MXE Zone at 1380 Piccard Drive.**

At the beginning of the meeting, Mr. Wasilak explained that once an item is on the Agenda, it is the Chair's option to remove it. A request in writing was sent to the Commission to postpone this item to a future date.

Erika Leatham, Attorney, explained why the request has been postponed.

Commissioner Ostell moved, seconded by Commissioner Callistein to approve the postponement of Waiver Request, Archstone New Development Holdings, LP to a future date. The motion passed on a vote of 6-0.

## **COMMISSION ITEMS**

### **CHIEF OF PLANNING REPORT**

#### **APFO Committee update**

Mr. Wasilak presented an update on the APFO Committee meetings.

#### **White Flint/Shady Grove/Great Seneca Science Corridor updates**

Mr. Wasilak presented a Great Seneca Science Corridor and the White Flint/Shady Grove Advisory updates.

## **OLD BUSINESS**

**Rockville Pike Plan meeting dates**

The Commission discussed the Rockville Pike Plan meeting dates and suggested having additional meetings before sending the Plan to the Mayor and Council.

Commissioner Hill stated that the most important thing is to communicate with the public.

Mr. Gunning inquired about meeting packet distribution as to whether the Commission would prefer an electronic version versus having the packets delivered.

The Commission discussed issues regarding the Rockville Pike Plan Form-Base Code; More structure of meetings and agendas; and future projects and plans.

**NEW BUSINESS**

Mr. Wasilak noted that Kathleen Cook will be appointed by the Mayor and Council next Monday and will be on the Commission at the next meeting.

**MINUTES**

There were no minutes.

**FYI CORRESPONDENCE**

No FYI Information.

**ADJOURN**

There being no further business to come before the Commission, the Chair adjourned the meeting at 9:05 p.m.

Respectfully Submitted,

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Tyler Tansing, Commission Secretary